

REQUEST FOR COUNCIL ACTION

MEETING
10-20-03

161

AGENDA SECTION: PUBLIC HEARING	ORIGINATING DEPT: PLANNING	ITEM NO. E-9
ITEM DESCRIPTION: Final Plat #03-34 to be known as The Gardens Third Subdivision.		PREPARED BY: Mitzi A. Baker, Senior Planner

October 16, 2003

Staff Recommendation:

The Planning Staff has reviewed the submitted final plat and find that it is consistent with the approved preliminary plat. The staff would then recommend approval subject to the following conditions:

- 1. The applicant must submit final documents to the Wetland LGU indicating that the required banked wetland credits have been purchased by the applicant.***
- 2. Prior to recording the Final Plat documents, the GIS impact fee must be paid, as identified in the October 7, 2003 memorandum from the Planning Department GIS/Addressing Staff.***

Council Action Needed:

- 1. If the Council wishes to proceed, it should instruct the City Attorney to prepare a resolution with findings supporting their decision.***

Attachment:

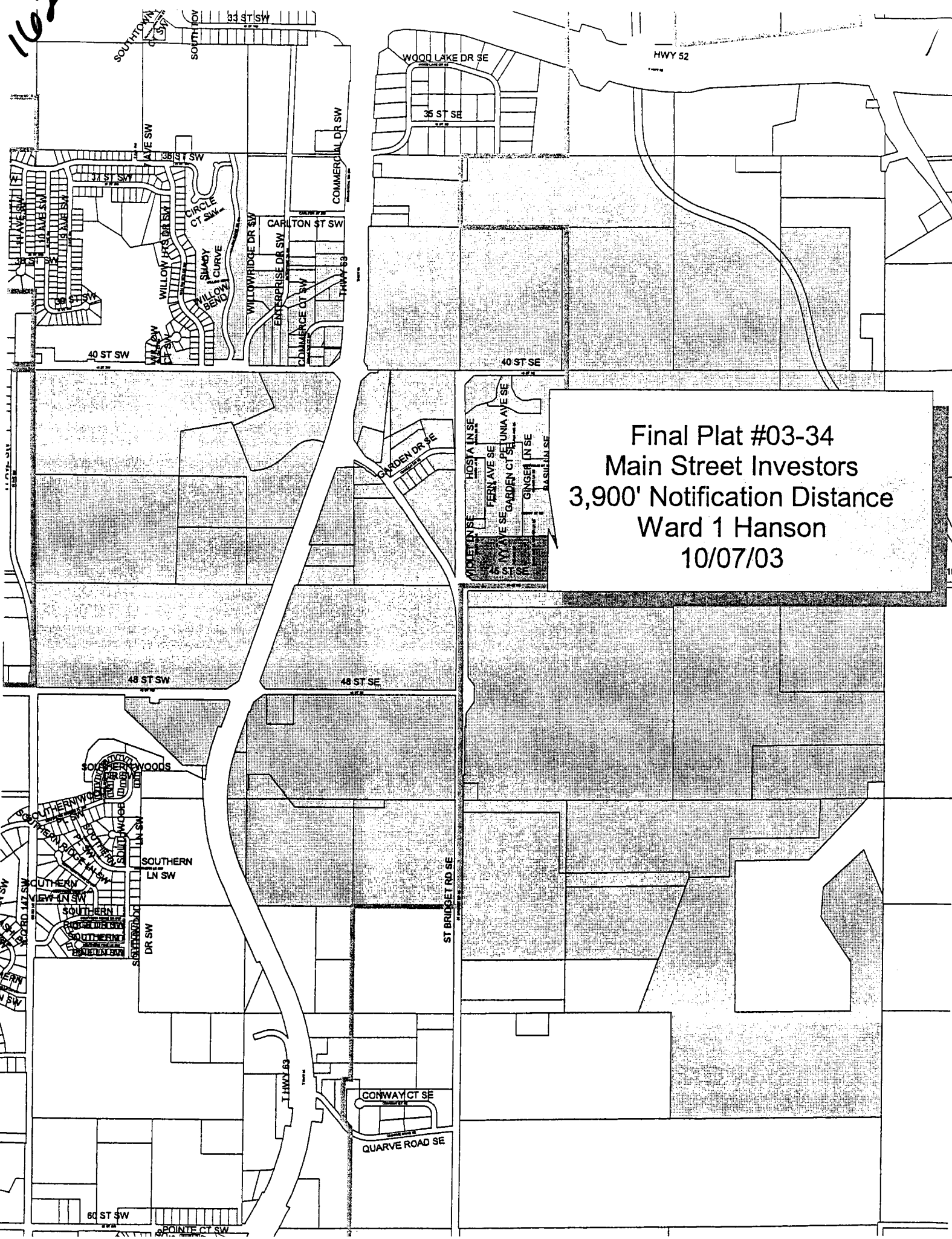
1. Staff Report

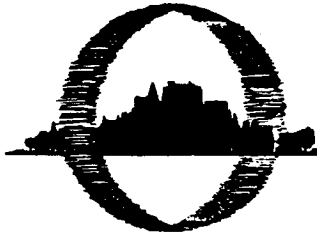
Distribution:

1. City Attorney
2. Planning Department File
3. Yaggy Colby Associates
4. Applicant: This item will be considered sometime after 7:00 p.m. on Monday October 20, 2003, in the Council/Board Chambers at the Government Center, 151 4th Street SE.

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

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ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF
Olmsted

www.olmstedcounty.com/planning



TO: Rochester Common Council

FROM: Mitzi A. Baker, Senior Planner

DATE: October 16, 2003

RE: Final Plat #03-34 to be known as The Gardens Third Subdivision.

Planning Department Review:

Applicant/Owner:

Maine Street Investors
4325 SE Garden Court
Rochester, MN 55904

Surveyors/Engineers:

Yaggy Colby Associates
717 Third Ave SE
Rochester, MN 55904

Referral Comments:

1. John Harford, Wetlands LGU representative
2. Planning Department, GIS/Addressing

Report Attachments:

1. Referral Comments
2. Copy of Final Plat

Plat Data:

Location of Property:

This plat is located east of the future St. Bridget Road alignment, and north of 45th St. SE.

Zoning:

The property is zoned M-1 (Mixed Commercial-Industrial).

Proposed Development:

The applicant is proposing to re-subdivide Outlot A of the Gardens Second Subdivision in to two Outlots. Outlot A will be deeded to the City for stormwater management.

Streets:

There are no new roadways being dedicated with this Plat.

General Development Plan:

Development of this property as a manufactured home park was previously approved through the Restricted Development permit process. There is no GDP for this property.



Preliminary Plat:

There was not a preliminary plat for this property. No new right-of-way is being dedicated with this Plat and there is not a need to provide connections through this plat to adjacent properties.

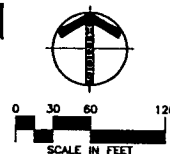
Planning Staff and Recommendation:

The Planning Staff has reviewed the submitted final plat and find that it is consistent with the approved preliminary plat. The staff would then recommend approval subject to the following conditions:

- 1. The applicant must submit final documents to the Wetland LGU indicating that the required banked wetland credits have been purchased by the applicant.***
- 2. Prior to recording the Final Plat documents, the GIS impact fee must be paid, as identified in the October 7, 2003 memorandum from the Planning Department GIS/Addressing Staff.***

C.I.M.
NW COR.
SEC. 25
T106N. R14W

Plot bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north.

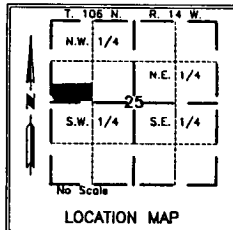


NE COR.
W1/2 OF NW1/4
SEC. 25
T106N. R14W



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
367-286-6444
FAX 367-286-5050
EMAIL: INFO@VACCO.COM



20' EXISTING PIPELINE EASEMENT
DOC. NO. 562296
BOOK F-5, PG. 908

SE COR.
W1/2 - NW1/
SEC. 25
T106N, R14W

S. LINE NW1/4 SEC.2

CONTROLLED ACCESS DEFINED

Ingress and egress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.

- **CONTROLLED ACCESS**

IDENTITY EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

U.E. = UTILITY EASEMENT

DRAINAGE FACILITIES DESIGNED

Drainage Easement Defined
An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

D.E. = DRAINAGE EASEMENT

THE GARDENS THIRD SUBDIVISION

SHEET NO. 2 OF 2

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11/26

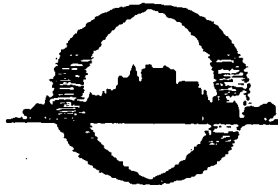
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WETLAND COMMENTS FOR DEVELOPMENT APPLICATIONS

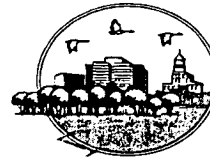
Application Number: Final Plat #03-34 by Maine Street Investors to be known as The Gardens Third Subdivision. The applicant is proposing to re-subdivide Outlot A, The Gardens Second Subdivision into 2 outlots with outlot being used of storm water detention. The property is located along the east side of St. Bridgets Road and along the north side of 45th Street SE.

- ☐ No hydric soils exist on the site based on the Soil Survey
- ☐ Hydric soils exist on the site according to the Soil Survey. The property owner is responsible for identifying wetlands on the property and submitting the information as part of this application.
- ☐ A wetland delineation has been carried out for the property and is on file with the Planning Department.
- ☐ A wetland delineation is on file with the Planning Department and a No-Loss, Exemption, or Replacement Plan has been submitted to the Planning Department.
- ☒ A wetland related application has been approved by the City. This plan incorporates the approved wetland plan.
- ☐ No hydric soils exist on the property based on the Soil Survey. However, due to the location in the landscape, the property owner should examine the site for wetlands. The property owner is responsible for identifying wetlands.
- ☒ Other or Explanation:

The applicant must submit final documents indicating that the required banked wetland credits have been purchased by the applicant.



COUNTY OF
Olmsted



Rochester-Olmsted Planning Department
GIS/Addressing Division
2122 Campus Drive SE
Rochester, MN 55904-4744
Phone: (507) 285-8232
Fax: (507) 287-2275

PLAT REFERRAL RESPONSE

DATE: October 7, 2003

TO: Jennifer Garness

FROM: Randy Growden
GIS/Addressing Staff
Rochester-Olmsted County
Planning Department

CC: Pam Hameister, Wendy Von Wald; Peter Oetliker

RE: THE GARDENS THIRD SUBDIVISION

UPON REVIEW OF THIS PLAT THE FOLLOWING FEES ARE REQUIRED TO BE PAID BEFORE THE PLAT IS RECORDED. THIS APPLIES TO ALL PLATS RECORDED ON OR AFTER JUNE 1, 2003.

E911 ADDRESSING FEE: \$0.00 (0 LOTS/ADDRESSES)

GIS IMPACT FEE: \$210.00 (2 LOTS/OUTLOTS)

Notes: 1. Additional E911 Addressing fees may be required upon Site Plan review.
2. Final Plats must be legally recorded before request for address Applications are submitted to E911 Addressing Staff-Rochester/Olmsted County Planning Dept.

A review of the **final plat** has turned up the following **ADDRESS** or **ROADWAY** related issues:

1. ***The official designation of all public and/or private roadways must have approval of the GIS/E911 Addressing Staff.***
2. ***Supplementary Address Signage and the incurred costs may be required to eliminate complicated or confusing addressing situations. This signage must be coordinated with the GIS/ E-911 Addressing Staff in cooperation with the Rochester Fire Department. If required, this signage will be determined at the time of address review.***

